

SITE DATA

Existing Zoning	CC
Proposed Zoning	CC-SPA
Total Area:	16.11 AC
Total Retail Area:	141,000 Square Feet
Retail	111,000 Square Feet
Movie Theater	30,000 Square Feet

Total parking to be provided will meet or exceed ordinance requirements

Phillips Place Property Description

PROPERTY OWNER: PHILLIPS PLACE PARTNERS LLC

Parcel ID: 18314113
Parcel ID: 18314115
Parcel ID: 18314117
Parcel ID: 18314121
Parcel ID: 18314122

PROPERTY OWNER: PHILLIPS PLACE HOTEL INVESTOR LLC

Parcel ID: 18314123

LEGEND

ACCESS

BUFFER

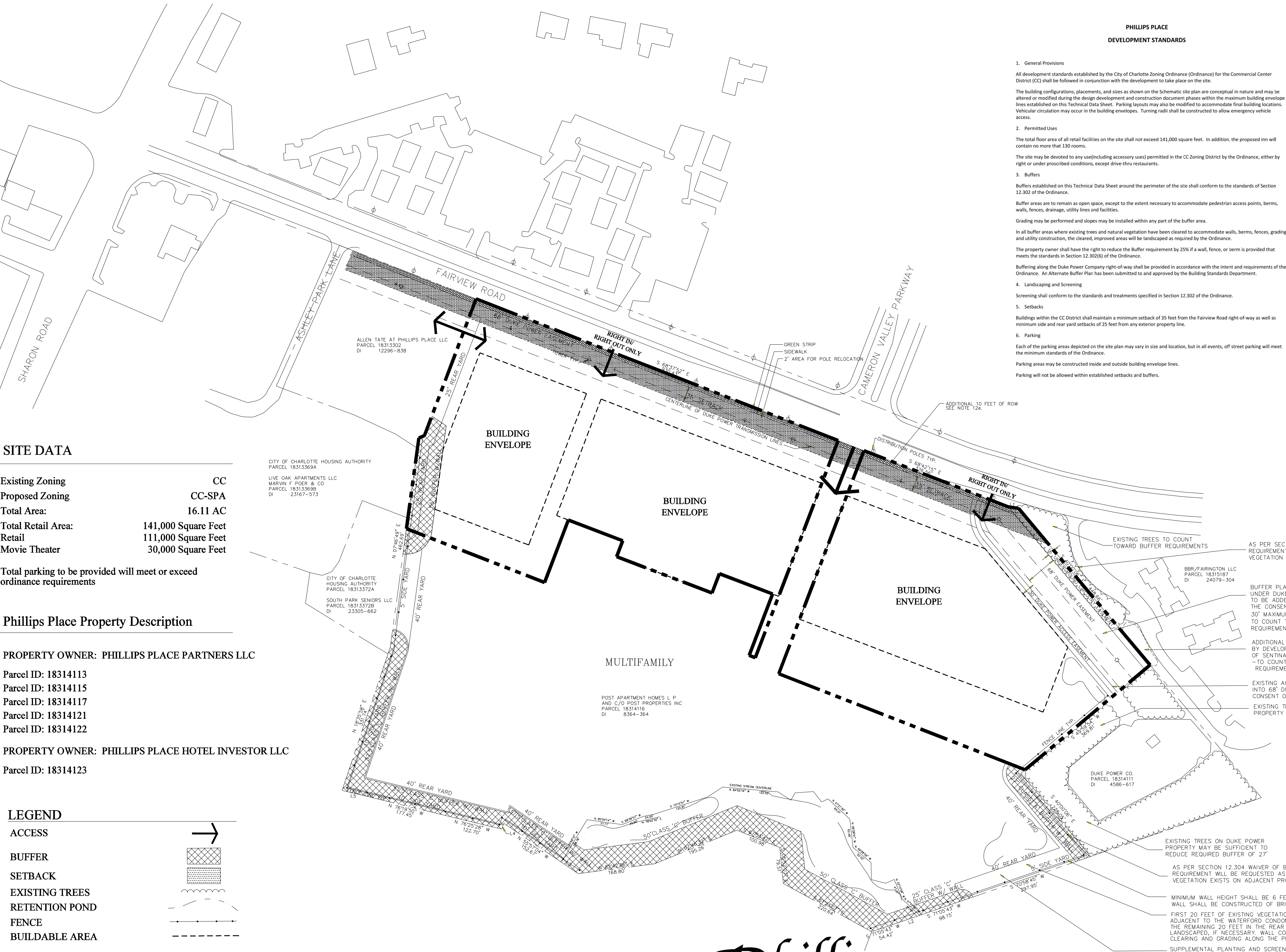
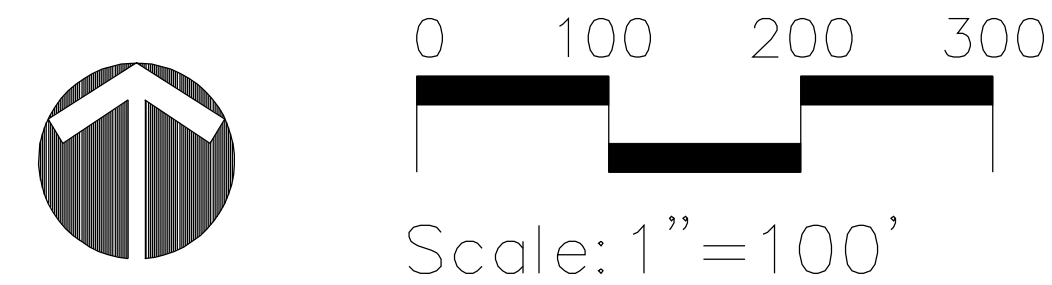
SETBACK

EXISTING TREES

RETENTION POND

FENCE

BUILDABLE AREA



PHILLIPS PLACE
DEVELOPMENT STANDARDS

1. General Provisions

All development standards established by the City of Charlotte Zoning Ordinance (Ordinance) for the Commercial Center District (CC) shall be followed in conjunction with the development to take place on the site.

The building configurations, placements, and sizes as shown on the Schematic site plan are conceptual in nature and may be altered or modified during the design development and construction document phases within the maximum building envelope lines established on this Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations. Vehicular circulation may occur in the building envelopes. Turning radii shall be constructed to allow emergency vehicle access.

2. Permitted Uses

The total floor area of all retail facilities on the site shall not exceed 141,000 square feet. In addition, the proposed inn will contain no more than 130 rooms.

The site may be devoted to any use(including accessory uses) permitted in the CC Zoning District by the Ordinance, either by right or under proscribed conditions, except drive-thru restaurants.

3. Buffers

Buffers established on this Technical Data Sheet around the perimeter of the site shall conform to the standards of Section 12.302 of the Ordinance.

Buffer areas are to remain as open space, except to the extent necessary to accommodate pedestrian access points, berms, walls, fences, drainage, utility lines and facilities.

Grading may be performed and slopes may be installed within any part of the buffer area.

In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading and utility construction, the cleared, improved areas will be landscaped as required by the Ordinance.

The property owner shall have the right to reduce the Buffer requirement by 25% if a wall, fence, or berm is provided that meets the standards in Section 12.302(6) of the Ordinance.

Buffering along the Duke Power Company right-of-way shall be provided in accordance with the intent and requirements of the Ordinance. An Alternate Buffer Plan has been submitted to and approved by the Building Standards Department.

4. Landscaping and Screening

Screening shall conform to the standards and treatments specified in Section 12.302 of the Ordinance.

5. Setbacks

Buildings within the CC District shall maintain a minimum setback of 35 feet from the Fairview Road right-of-way as well as minimum side and rear yard setbacks of 25 feet from any exterior property line.

6. Parking

Each of the parking areas depicted on the site plan may vary in size and location, but in all events, off street parking will meet the minimum standards of the Ordinance.

Parking areas may be constructed inside and outside building envelope lines.

Parking will not be allowed within established setbacks and buffers.
7. Lighting

A uniform lighting system will be employed throughout the site.

All lighting within the site will be designed such that direct illumination does not extend beyond the property line. Light poles will be restricted to a maximum height of 35 feet.

Consideration will be given to the impact of lighting on adjoining properties. Items for consideration will include intensity, cutoff angle, color, energy efficiency and shielding or sources of light, the intent being to eliminate glare towards adjacent streets and properties.

8. Signs

A master signage plan will be adopted and implemented throughout the site.

All signs placed on the site will be erected in accordance with the requirements of the Ordinance.

Permanent detached project identification signs for the unified development contemplated on the site shall be erected in accordance with the provisions of the Ordinance.

9. Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshall's specifications. Plans for each building will be submitted to the Fire Marshall's office before construction of the particular building commences.

Fire hydrants will be located within 750 feet of any building constructed on the site.

10. Architectural Controls

The height of buildings to be constructed on the site will comply with the height provision of the CC District of the Ordinance.

All dumpster areas will be screened in accordance with the requirements of the Ordinance. Each dumpster area will be enclosed on all four sides by a wooded fence or brick wall with one side being a hinged gate. If one or more sides of the dumpster area adjoin the walls of a building, the wall of the building will be substituted for the fence along each such side.

All roof top equipment will be screened.

The appearance of the front elevations of the retail buildings within the CC District will be generally consistent with the elevations of the buildings previously constructed on the site. Final dimensions and locations of design features may change to satisfy tenant requirements.

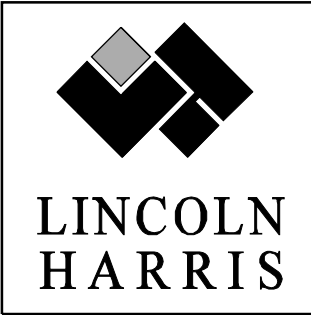
11. Stormwater Management

Stormwater runoff from the site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte. No detention facilities shall be located in buffer or setback areas.

12. Access Points

The number of access points to the site will be limited to those shown and will be located in the general areas depicted on the site plan. The exact location and configuration of the access points will be subject to the approval of Charlotte Department of Transportation.

There shall be no vehicular access from Phillips Place to Sharonview Road.



RZ-1
JUNE 27, 2011

PETITION #
FOR PUBLIC HEARING